

045.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,064,900 / 1,064,900

ASSESSED:

1,064,900 / 1,064,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6-8		BELTON ST, ARLINGTON

Legal Description						User Acct
						31904
						GIS Ref
						GIS Ref
						Insp Date
						01/06/09

OWNERSHIP

Unit #:

Owner 1: BROOKS JAMES E JR/ETAL

Owner 2: BROOKS SHIRLEY K

Owner 3:

Street 1: 8 BELTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7088	Sq. Ft.	Site			0	80.	0.891										506,112						506,100	

Total AC/HA: 0.16272

Total SF/SM: 7088

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 506,112

Spl Credit

Total: 506,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			PDAS. OF=SINK IN BMT.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units 2									
Color: TAN				A Kits:	Rating:												
View / Desir: N - NONE				Fpl: 2	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1928	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact: .		Floor:				REMODELING				RES BREAKDOWN					
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL					
Lump Sum Adj:				Name:				Interior:	2	6	3	1					
INTERIOR INFORMATION								Additions:									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Kitchen:									
Prim Int Wal: 2 - Plaster				Functional:		%		Baths:									
Sec Int Wall:		%		Economic:		%		Plumbing:									
Partition: T - Typical				Special:		%		Electric:									
Prim Floors: 3 - Hardwood				Override:		%		Heating:									
Sec Floors:		%		Total:	26.4	%		General:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY					Totals	2	12	6					
Subfloor:				Basic \$ / SQ: 180.00													
Bsmnt Gar:				Size Adj.: 0.99090910				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ: 174.797													
Int vs Ext: S				Other Features: 118500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 752836													
% Com Wal	% Sprinkled			Depreciation: 198749													
				Depreciated Total: 554088													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 045.0-0005-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1928	21.94	T	40	104			4,700		4,700
More: N				Total Yard Items:				4,700	Total Special Features:						Total:	4,700	
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,540	52,440	80,756													
FFL	First Floor	1,540	174,800	269,187													
SFL	Second Floor	1,540	174,800	269,187													
OPP	Open Porch	352	20,760	7,309													
EFP	Enclos Porch	196	40,290	7,897													
Net Sketched Area: 5,168				Total:	634,336												
Size Ad	3080	Gross Area	5168	FinArea	3080												
IMAGE																	
AssessPro Patriot Properties, Inc																	